

M.W. WALSH A/K/A MARSHA WILBORN, GRANTOR

TO

WARRANTY DEED

<sup>D. MWW</sup>  
ROBERT CROFT, ET UX, GRANTEEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, M.W. WALSH A/K/A MARSHA WILBORN, hereby <sup>D. MWW</sup> sells, conveys, and warrants unto the Grantees, ROBERT CROFT, and Wife, TAMMY <sup>MWW</sup> CROFT, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

By acceptance of this Deed, the parties agree that this conveyance is made subject to road rights of way, public utility easements, zoning and subdivision regulations of DeSoto County Mississippi; covenants not to construct signs, billboard or advertising devices within 150 feet of center of U.S. Highway 51 and authorization for highway department to enter and remove signs without liability as found in Deed Book 23, Page 315 in the Office of the Chancery Clerk of DeSoto County, Mississippi; easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2002 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

STATES. DE SOTO CO. <sup>BC</sup>  
FILED <sup>BC</sup>  
AUG 26 2 26 PM '02

BK 426 PG 726  
W.E. DAVIS CH. CLK.

EXECUTED this 23<sup>rd</sup> day of August, 2002.

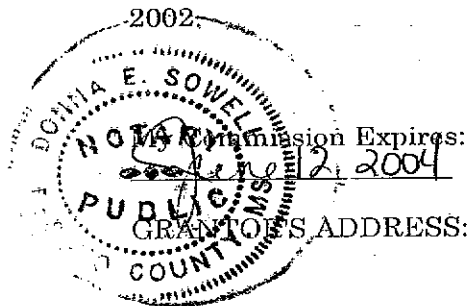
*being one in the same as*

*M. W. Walsh* *Marsha Wilborn*  
M.W. WALSH A/K/A  
MARSHA WILBORN *Walsh*

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named M.W. WALSH A/K/A MARSHA WILBORN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 23<sup>rd</sup> day of August,



*Donna E. Sowell*  
Notary Public

Commission Expires:

*12/2004*

GRANTOR'S ADDRESS:

*3077 Brookhill Dr. Birmingham AL 35242*  
Home #: (205) *991-6493* Bus #: ( ) *None*

GRANTEE'S ADDRESS:

*285 Garner Rd. Hernando MS 38632*  
Home #: (662) *429-3996* Bus #: (662) *393-7662*

Prepared by:  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
2540 Highway 51 South  
Hernando, MS 38632  
662-429-5277  
901-521-9292

## IN DESOTO COUNTY, MISSISSIPPI

Part of Section 14, Township 1, Range 8, West, DeSoto County, Mississippi, more particularly described as beginning at a point in the northeasterly line of U. S. Highway 51, said point being 411.0 feet north of the north line of State Line Road; thence northeasterly along the north line of the Robert D. Jennings lot a distance of 260 feet to a point in the westwardly line of Section A-1, Southaven Subdivision; thence north along the westerly line of Section A-1, Southaven Subdivision, a distance of 123 feet to a point; thence west 357.52 feet to a point in the northeasterly line of U. S. Highway 51; thence southeasterly along the northeasterly line of U. S. Highway 51 a distance of 225.45 feet to the point of beginning.

Located in the Southwest quarter of Section 14, Township 1, Range 8, DeSoto County, Mississippi.